



**Marlborough Road, Marton-In-Cleveland, Middlesbrough TS7  
8LB**

welcome to

## Marlborough Road, Marton-In-Cleveland Middlesbrough

- DETACHED GARAGE & DRIVEWAY
- EN SUITE AND FAMILY BATHROOM
- THREE BEDROOMS
- MODERN KITCHEN
- EXCELLENT PLOT

Tenure: Freehold EPC Rating: D

# £240,000

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**Property Ref:**  
MAR109806 - 0006

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### Entrance Hall

Accessed via UPVC double glazed door to front, 2 radiators, loft void access.

### Lounge

18' 4" x 11' 1" ( 5.59m x 3.38m )  
UPVC double glazed sliding door leading to garden, electric fire with decorative fire surround, telephone and TV points, radiator.

### Reception Room 2

14' 10" x 8' 10" ( 4.52m x 2.69m )  
Two UPVC double glazed windows leading to front and side, radiator and door leading to:

### Bedroom 3

9' 7" x 7' 11" ( 2.92m x 2.41m )  
UPVC double glazed window to side, radiator.

### En Suite

Radiator, WC, wash hand basin, wall mounted shower, extractor fan, spotlights.

### Kitchen

14' 4" x 8' 10" ( 4.37m x 2.69m )  
Modern with a range of wall and base units with complementing working surfaces, integral electric oven, 1 1/2 bowl single drainer unit with mixer tap, combination boiler, extractor fan, subway tiled splashback, recess for fridge freezer, UPVC double glazed window to side, UPVC double glazed

door leading to rear garden.

### Bedroom 1

14' 10" x 12' 10" ( 4.52m x 3.91m )  
UPVC double glazed window to side, radiator.

### Bedroom 2

14' 1" x 9' 10" ( 4.29m x 3.00m )  
UPVC double glazed window to side, radiator.

### Bathroom Externally Front Garden

Turfed, driveway to side leading to garage.

### Rear Garden

Well maintained with a turfed section, stoned bedding, flower beds to the edging, access to:-

### Garage

Up and over style door, UPVC double glazed door to side, single glazed wooden window to rear.



  
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**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



30 & 30a Stokesley Road, Marton,  
MIDDLESBROUGH, Cleveland, TS7 8DX



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)